

Section 37. PID Planned Industrial Development District

- A. PREAMBLE: The PID District is designed to accommodate industrial, noise-proof industrial and commercial and low intensity office-commercial development in accordance with the Comprehensive Master Plan. The District provides for two (2) methods of development.
1. STANDARD DEVELOPMENT permits light industrial development subject to the same restrictions as apply in the LI-Light Industrial District on tracts of at least three (3) acres in size.
 2. PLANNED DEVELOPMENT is an optional form of development which may be permitted provided an applicant submits and the City Council approves a Master Development Plan for the property. In a Planned Industrial Development mixed industrial and commercial developments are permitted.
- B. PURPOSE: The purpose of the standard form of development in the PID District is to permit an owner, as a matter of right, to develop light industrial uses on lots not less than three (3) acres in area.

The purpose of the Optional Planned Development Method, within the PID District, is to provide a unique zone for the coordination of industrial, office, hotel, commercial, and similar uses in a park-like setting. Approval of the Planned Development Option will provide a mechanism to achieve industrial development which will contribute to the diversification of the City's economic base in a manner consistent with the Comprehensive Master Plan.

A further purpose of the PID District is to allow development with a compatible mixture of land uses not provided for in other industrial districts in accordance with a specific plan of development. The PID District regulations are intended to provide a method for protecting adjacent development from adverse impacts associated with economic development while promoting efficient and economic land use arrangements. The PID District regulations contemplate the use of high standards of physical design which result in developments characterized by: a landscaped setting; extensive open space; low ground coverage of buildings; and coordinated design elements.

- C. INTENT: The PID District is designed to provide for industrial development, as a matter of right, for those uses permitted in the LI-Light Industrial District, or alternatively, to provide for development with a variety of employment generating uses in conformity with a Master Development Plan, approved by the City Council pursuant to Section 46 of this Ordinance and the Standards and restrictions in this Section 37. The PID District is primarily designed and intended to apply to those areas of the City which are located within Airport Noise Zones B or C and are designated for industrial, noise-proof, industrial-commercial and low intensity office-

commercial on the Future Land Use Plan for the City of Grapevine. It is the intent, under the Planned Development Option, to allow a variety of employment opportunities, consistent with the Airport Noise Overlay Standards, to occur in a single stage or in approved development phases provided these development stages or phases are consistent with an approved Master Development Plan.

- D. **STANDARD DEVELOPMENT OPTION:** Any use permitted in the LI-Light Industrial District shall be permitted as a matter of right within a PID District. In the event the standard development option is chosen by the landowner, all development shall be regulated by the criteria established in Section 31 for the LI-Light Industrial District except that the minimum lot size shall be not less than three (3) acres.
- E. **PLANNED DEVELOPMENT OPTION:** Upon approval of a Master Development Plan in accordance with Section 46 of this Ordinance and in compliance with the following development standards, the City Council may authorize an applicant to utilize the Planned Development Option within the PID District.
 - 1. **CONDITIONS FOR APPLICATION AND APPROVAL:** The following conditions and procedures shall govern the application for, and approval of, a planned development with the PID District. No building permits or other development approval shall be issued for any development activity except for standard development permitted under Section 34.D. of this Ordinance, until the following conditions have been satisfied.
 - (a) **OWNERSHIP:** An application for approval of a Master Development Plan, under the Planned Development Option, may be filed by a person having a legal interest in the property to be included in the Master Development Plan. In order to ensure unified planning and development of the property, the applicant shall provide evidence, in a form satisfactory to the City Attorney, prior to final approval of the Plan, that the property is held in single ownership or is under single control. Land shall be deemed to be held in single ownership or under single control if it is in joint tenancy, tenancy in common, a partnership, a trust, or a joint venture. The Master Development Plan shall be filed in the name(s) of the record owner(s) of the property, which shall be included in the application.
 - (b) **APPROVAL OF MASTER DEVELOPMENT PLAN REQUIRED:** Under no circumstances shall an applicant be granted development approval under the Planned Development Option until a Master Development Plan is approved by the City Council in accordance with the provisions of Sections 37 and 46 of this Ordinance.
 - (c) **SITE PLAN REQUIRED:** No building permit shall be issued for any development under the Planned Development Option until a Site Plan,

consistent with the approved Master Development Plan, is approved in accordance with the provisions of Section 47 of this Ordinance.

- (d) **MINIMUM PARCEL SIZE:** A Master Development Plan shall not be approved unless the total site contains not less than twenty (20) acres of gross area, provided, however, the Planning and Zoning Commission may recommend and the City Council may approve a PID Master Development Plan for a site containing less than twenty (20) contiguous acres if they find that unusual or unique characteristics of the site or its vicinity make development pursuant to a Master Development Plan advisable and if the proposed development of the site is consistent with the purpose and intent of this Section.
- (e) **CONFORMANCE WITH COMPREHENSIVE MASTER PLAN:** All development activity and proposed land uses within the PID District shall be consistent with the goals, objectives and policies of the Comprehensive Master Plan and any area proposed for a PID District shall be substantially within the area shown on the Future Land Use Map as being located within Airport Noise Zones B and C.
- (f) **PERIMETER BUFFER YARD:** Each PID District shall, as part of the approved Master Development Plan, provide a perimeter buffer yard in conformance with Section 37.4(j) of this Ordinance.
- (g) Each property owner who initially purchases property within a PID District shall be provided with a copy of the approved Master Development Plan and any restrictions or conditions related to that plan by the developer.
- (h) All development activity shall be capable of conforming to the Performance Standards established in Section 55 of this Ordinance.

2. **PERMITTED USES:** The PID District is intended for uses related to industrial activity and associated employment, where the various uses and development components are physically and functionally integrated. Permitted uses are intended to incorporate a wide range of traditional light industrial uses and a variety of non-industrial activities which may support or otherwise relate to the economic development of the site, including wholesaling and warehousing, construction services, transportation activities, personal services, financial and office development and commercial use. To provide for compatible land use associations, specific permitted uses within the PID District are categorized among five (5) land use groups, which may be permitted in certain locations consistent with a Master Development Plan for the entire property. The Master Development Plan shall

generally direct the following land use groups in subsections 2(a) through 2(b), below, to particular areas of the site. Whenever an area is indicated for a particular land use group, the other use groups may be integrated into this area provided that the primary use so designated shall occupy a minimum of seventy-five (75) percent of that land area.

No building or structure, or part thereof, shall be erected, altered or used, in whole or in part, under the Planned Development Option for other than one or more of the following uses:

- (a) Any use permitted in the LI-Light Industrial District. (Group 1)
 - (b) Warehousing and wholesale distribution facilities completely within an enclosed building and air freight forwarding. (Group 2)
 - (c) Any use permitted in the HCO Hotel Corporate Office District provided such uses do not occupy more than twenty (20) percent of the total site area within the PID District. (Group 3)
 - (d) Any use permitted in the PO Professional Office District. (Group 4)
 - (e) Any use permitted in the CC Community Commercial District provided that the total amount of land designated for commercial uses shall not exceed fifteen (15) percent of the total site area and no commercial parcel shall exceed twenty (20) acres in size. (Group 5)
3. **ACCESSORY USES:** Any accessory use permitted within the LI, HCO, PO and CC Districts shall be permitted as accessory uses to a principal use provided that no such accessory use shall be a source of income to the owner or occupant of the principal use.
4. **LOT, AREA AND DENSITY REGULATIONS:** Each lot or parcel of land created within an approved PID District shall comply with the following requirements:
- (a) **MINIMUM SIZE:** Each lot created within a PID District shall have a minimum land area of at least thirty thousand (30,000) square feet provided that the average of all lots or parcels of land created within the total PID District shall have an average lot size of at least one (1) acre.
 - (b) **MINIMUM LOT FRONTAGE:** Each lot or parcel of land shall have minimum frontage of one hundred fifty (150) feet on an approved public or private street. Whenever a lot or parcel of land fronts on a cul-de-sac or similar street curves with extraordinary features, the minimum lot frontage may be reduced to fifty (50) feet provided that any building or structure created on said reduced lot frontage shall have a minimum width of one hundred (100)

feet at the front building setback line.

- (c) **MAXIMUM DENSITY:** The maximum density for a PID District shall not exceed a floor area ratio of 1.5.
- (d) **MAXIMUM LOT COVERAGE:** The maximum lot coverage by principal buildings and other structures shall not exceed the following percentages of the lot area for each land use group provided that the development meets all buffer yards, open space and setback requirements.

Group 1 - Light Industrial Uses - 50%

Group 2 - Commercial - Warehouse - 60%

Group 3 - Hotel Corporate Office - 40%

Group 4 - Professional Office - 30%

Group 5 - Commercial - 50%

These standards may be increased for certain uses such as warehousing or other highly automated industry in industrial land use groups 1 and 2 upon recommendation by the Planning and Zoning Commission. A finding must be made that these uses will have a maximum equivalent of five (5) full-time employees per acre and require corresponding lower demands for off-street parking, loading and storage areas than other industrial uses permitted in these use groups. Under no circumstances should these standards be varied to increase lot coverage more than seventy-five (75) percent. All uses which have lot coverage standards increased must meet all buffer area, open space, and setback requirements.

- (e) **MINIMUM OPEN SPACE LOTS:** All lots created within a PID District shall maintain a minimum open space area equal to thirty (30) percent of the total lot area. No building structure, accessory use, parking or loading area or storage areas shall be included in the calculation of the minimum open space area. Landscaping of these areas shall be in accordance with Section 53 of this Ordinance.
 - 1. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
- (f) **DISTANCE BETWEEN BUILDINGS:** No two (2) buildings on the same parcel may be located closer to one another than a distance equal to the height of the lower building.

- (g) **MAXIMUM IMPERVIOUS AREA:** The maximum impervious area of any lot created within the PID District shall not exceed seventy-five (75) percent of the total lot area.
- (h) **MINIMUM YARD REQUIREMENTS:** Each lot or parcel of land created within a PID District shall generally conform to the yard requirements of the most restrictive zoning district in which the building would be permitted as a matter of right. Minimum yard requirements may be waived by the Planning and Zoning Commission provided that all lots shall have a front yard of not less than twenty-five (25) feet. Where the lot lines of uses in industrial groups 1 and 2 abut railroad rights-of-way or sidings, no minimum yard is required.
- (i) **MAXIMUM HEIGHT:** No building or structure shall be erected or altered to a height exceeding forty (40) feet unless additional front yard space is provided. For each additional three (3) feet of front yard, in excess of twenty-five (25) feet, the height of the building may be increased by ten (10) feet provided that: all allowable heights shall conform to the Airport Height District regulations; no building shall exceed one hundred (100) feet in height; and no building within two hundred (200) feet of any residential district shall exceed forty (40) feet in height.
- (j) **PERIMETER BUFFER YARDS:** Each PID District shall maintain a buffer yard around the entire perimeter of the property. The perimeter buffer yard shall be at least one hundred (100) feet in width as measured from the property line. As an alternative on any side, the one hundred (100) foot wide perimeter buffer yard may be reduced to sixty (60) feet in width provided a three-foot high berm is within the sixty (60) foot wide buffer yard around the entire perimeter of the property and the berm is landscaped with grass, trees, shrubbery and similar landscaped elements that are sufficient to protect adjacent views.

No buildings, accessory buildings, parking and loading areas, storage areas of other principal users shall be permitted within the perimeter buffer yards.

However, perimeter buffer yards may contain parks, waterways, stormwater detention and retention areas, lakes, nature trails, picnic areas and natural areas. Railroad rights-of-way and road rights-of-way for the purpose of ingress and egress to the PID District may cross perimeter buffer yards provided such roads and rights-of-way minimize the amount of buffer yard devoted to such use. The width of a side or rear buffer yard may be reduced by the Planning and Zoning Commission under the following circumstances: the affected buffer yard is adjacent to and abuts a freeway or limited access highway with a right-of-way of at least two hundred (200) feet in width; the affected buffer yard is adjacent to and abuts an electric transmission or other utility right-of-way at least one hundred fifty (150) feet in width; or, the affected buffer yard is adjacent to and abuts an existing or zoned industrial

area and further provided that the uses in the adjoining industrial areas are of a compatible nature.

A primary purpose of the perimeter buffer yards is to maintain a park-like setting for PID Districts and to assure that potentially adverse effects associated with internal industrial development are mitigated. Therefore, the perimeter buffer yards shall be appropriately landscaped with grass, trees, shrubbery, berms and similar landscape elements. Natural areas that may exist within the designated perimeter buffer yards, shall be maintained whenever possible and incorporated into the landscape design.

- (k) **SCREENING FROM ADJACENT RESIDENTIAL AREAS:** Whenever a PID District is created adjacent to an existing or zoned residential area, that portion of the perimeter buffer yard abutting the residential area shall be designed to screen effectively the adjoining residential area. Such screening area shall have a minimum height of eight (8) feet and may consist of trees, shrubbery, evergreen planting materials, walls, berms, fences (except that chain-link fences shall be prohibited with permanent vegetation) and similar materials that will form an opaque screen of at least seventy-five (75) percent within two (2) years from time of planting.

After a PID District is approved, any residential zoning district that is created adjacent to or abutting any boundary of the PID District shall provide the following:

- (1) No residential structure shall be erected within seventy-five (75) feet of the PID District boundary.
 - (2) Any side or rear yard that adjoins or abuts the boundary line of a PID District shall contain a landscape buffer strip of at least twenty (20) feet in width and shall be appropriately landscaped with trees, shrubbery, berms, evergreen planting materials or walls.
- (1) **MINIMUM OPEN SPACE:** Each PID District shall maintain an area equivalent to not less than forty (40) percent of the total land area of the District in open space. This minimum open space may include the perimeter buffer yard and those portions of required yard areas not devoted to urban use provided that each individual lot or parcel within the PID District maintain a minimum open space area equivalent to twenty (20) percent of the total land area of the individual lot or parcel area. This minimum open space shall have the following characteristics; the minimum open space shall not be improved with buildings, structures, driveways, roads, parking or loading areas, outdoor storage or similar uses. Minimum open space areas may include active and passive recreation areas, park areas, waterways, lagoons, retention/detention ponds, flood plains, nature trails, picnic areas, landscape

areas and open space in natural condition. Land designated as minimum open space shall be appropriately landscaped with grass, trees, vegetation, open space in natural condition and similar landscape elements as required by Section 53 of this Ordinance. The owner(s) and/or developer(s) of a PID District shall file an appropriate legal instrument, satisfactory to the City Attorney, providing for the continuous maintenance of the minimum open space areas with the PID District and restricting said minimum open space area perpetually. Such instruments shall be binding upon the developer, its successors, and assigns and shall constitute a covenant running with the land and be in recordable form.

- F. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Section 56 of this Ordinance.
- G. OFF-STREET LOADING: Off-street loading shall be provided in accordance with the provisions of Section 57 of this Ordinance.
- H. MASONRY REQUIREMENTS: The masonry requirements of Section 54 shall be met.